

RESOLUTION NO. 6196 (1987 Series)

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN LUIS OBISPO
AMENDING THE HOUSING ELEMENT OF THE GENERAL PLAN

WHEREAS, the Planning Commission and the City Council have held public hearings on the subject amendments in accordance with the California Government Code; and

WHEREAS, these amendments come to the council upon the recommendation of the Planning Commission; and

WHEREAS, the potential environmental impacts of the amendments have been evaluated in accordance with the California Environmental Quality Act and the city Environmental Guidelines and the council has considered an initial study of environmental impact.

NOW, THEREFORE, the council resolves as follows:

SECTION 1. Environmental determination.

The council hereby finds that the amendments will not have a significant effect on the environment and approves a negative declaration.

SECTION 2. Adoption.

1. The Housing Element is hereby amended as shown in the attached Exhibit A.
2. The Community Development Director shall cause the amended document to be published and distributed to appropriate city officials, public agencies, and libraries, and to be available to the public at a cost not to exceed the city's expense for reproduction.

Resolution No. 6196... (1987 Series)

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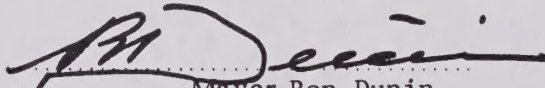
On motion of Councilman Settle., seconded by Councilwoman Dovey, and
on the following roll call vote:

AYES: Councilmembers Settle, Dovey, Griffin, Rappa and Mayor Dunin

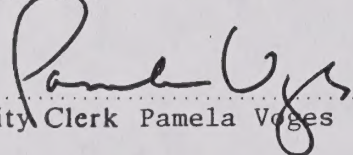
NOES: None

ABSENT: None

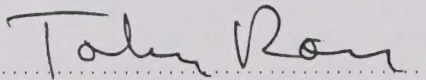
the foregoing resolution was passed and adopted this 17th day of March, 1987.

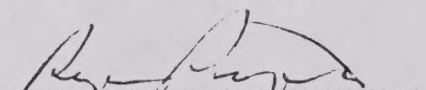

Mayor Ron Dunin

ATTEST:


City Clerk Pamela Voges

APPROVED:


City Administrative Officer


City Attorney

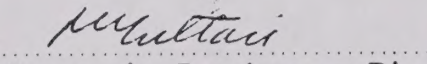

Community Development Director

EXHIBIT A

AMENDMENTS TO GENERAL PLAN HOUSING ELEMENT

Page Change

2 Amend paragraph 2 to read:

According to state projections, the city's population is expected to grow by about 18 percent between January 1984 and July 1990. The state has said that during this period: (1) the city should accommodate about 1,400 additional households, and (2) to house the additional people, while allowing for desirable vacancy rates and replacement housing, the city should accommodate about 1,600 new dwellings. About 1,770 dwellings were started or completed between January 1984 and January 1987. While the total number of dwellings built exceeds the state requirement, the dwellings have not been in the affordability categories desired by the state. More dwellings than required were built for moderate-income residents, about the same number as required were built for above-moderate-income residents, and far fewer than required were built for low-income residents.

While the city has enough vacant, properly zoned residential land to meet the state's total projected construction requirements, it has only about one-half the land needed for low-income housing. Also, sites for mobile home parks and large group-housing projects are very limited. Many potential residential development sites are vacant or underused lots in built-up areas of the city. Rezoning these infill lots to higher densities is not feasible, because doing so would disrupt existing neighborhoods and well established land-use patterns. As the city's Planning Commission and Architectural Review Commission have acknowledged, nearly all of the residential land which is easier to develop has been developed or plans for development have been approved. The few larger vacant properties are not well suited to higher densities or more cost-efficient construction due to location, topography, awkward shape, drainage problems, or the need for new streets or utility lines.

Consequently, the most feasible approach to developing large amounts of new affordable housing would involve annexation of areas, identified in the city's Land Use Element, which are especially suitable for residential development. The city has adopted policies which will provide for proper densities and other incentives for construction of affordable housing in the planning for these annexation areas. Actual annexation, however, is contingent primarily on the city's obtaining sufficient supplemental water sources. In 1987, city water use exceeded the reliable yield of its water sources by about ten percent. The city is conscientiously pursuing many new water sources, including a more strict conservation program, more efficient use of existing reservoirs, expansion of an existing reservoir, and groundwater. Once sufficient additional water is obtained, annexation of residential land in accord with the Land Use Element may be possible and adequate sites for additional affordable housing can be added to the city.

Also, the city will allocate expected small increases in water supply largely to residential use (to meet housing demand) rather than to commercial or industrial use (which would cause housing demand). Within the residential water allocation, projects affordable to low-income residents would have highest priority.

- 5 Revise paragraph 2 to read:

The city adopted its first housing element in 1973. New elements were adopted in 1979 and in 1986. In response to state requirements, the elements have become more detailed with each revision.

- 5 Revise the last sentence of paragraph 4 to read: "The Planning Commission and the City Council held public hearings during the fall of 1986 and winter of 1987 before adopting the latest revisions."

Page Change

8 Revise policy V.C to read: "The city supports cooperative purchase of mobile home parks and apartments by the occupants who so desire, to help minimize cost increases due to resales and to prevent use conversions."

16 Revise the discussion of the state housing needs plan to read:

The state has also indicated that new construction should provide dwellings corresponding to the income groups defined in state law. In deriving this allocation of dwellings (indicated below), the state has assumed that the fraction of new dwellings for a particular income group should be the same as that income group's fraction of total households in 1990.

Table 5 shows the state's assessment of housing needed for various income levels, the estimated number of types of dwellings corresponding to the affordability categories, and the remaining number of dwellings needed to meet the state's assessment.

[new Table 5, renumber following tables]

STATE HOUSING NEEDS ASSESSMENT

Income Group	Dwellings Required by State Plan 1/84 to 7/90	Dwellings Built 1/84 to 1/87 (estimate)	Dwellings Required by State Plan 1/87 to 7/90
Very low	488	5	483
Other lower	245	15	230
Moderate	326	1000	0
Above moderate	571	750	0
Total	1630	1770	713

The city is aware that additional low-income housing is needed to replace substandard dwellings and housing likely to be lost, to provide affordable housing for genuine low-wealth households now overpaying for housing, and to keep pace with increases in trade and service employment, which are likely to attract low-income households. However, the city believes that the state's housing needs plan does not completely consider the effect of the city's many college students on affordability statistics, as discussed on page 20. Also, the state's determination of housing construction need does not appear to correspond with the changes in numbers of households in various income groups projected by the state (Table 4).

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Further, the city recognizes the state's projected requirements for low-income housing exceed available resources and the community's ability to satisfy this need within the content of the general plan, due to financial, water-supply, and vacant-land limits.

The city does intend that land annexed to the city should expand housing opportunities for low- and moderate-income residents. The major expansion areas are to include sufficient areas at appropriate densities to accommodate the proportions of low- and moderate-income dwellings called for by the state housing needs plan.

19 Update Table 7 to include the period 1977 through 1986.

27 Add a new section:

Water Resource Limits

City water use exceeded the reliable yield of supplies beginning in 1984. As required by city regulations, the council held a public hearing in response to that condition and decided to prepare a water management plan that would guide efforts to conserve water and to obtain new sources of water. In February 1987, the city adopted a Water Management Element of the general plan. The Water Management Element recognizes that existing water supplies cannot continue to support additional development indefinitely. The element outlines a program to allocate additional water-service capacity to various types of projects. Residential uses would be assured at least two-thirds of available water-use increases, the same proportion of supply that they recently have used. Also, when more residential projects are proposed than can be supported by water supplies, projects affordable to low- and moderate-income residents would have highest priority.

The city has taken and continues to take steps to obtain several relatively small supplemental sources in the near term, and larger sources for the long-term. However, beginning in July 1987 the additional water is not expected to support development at the pace experienced during the previous four years. Further, major sources of water that would support significant expansion of the city are not expected to be available until the mid 1990's.

City actions to obtain smaller supplies soon include: drilling a well in the city golf course to provide irrigation and data to evaluate groundwater potential for domestic use; proposing an agreement among users of Whale Rock Reservoir that would increase the combined yield to the city from this and another reservoir. City actions to obtain larger sources over the long term include: studying the water-rights issues and earthquake safety of enlarging Salinas Reservoir; tentatively indicating a supplemental water need to be met by the State Water Project or other regional sources; asking for an environmental impact report on the Coastal Branch of the State Water Project.

The city has decided that, in general, the costs of new development should be borne by those benefitting from the new development. While some of the preliminary costs of obtaining additional water supplies will be borne by the community at large, the capital investment for new water-supply projects is to be funded by new development. Substantial development of housing in any cost range cannot occur without additional water. However, the cost of obtaining more water will be added to the cost of building housing, including housing intended for low- and moderate-income residents. (The city may fund water development fees for low- and moderate-income housing projects from grants or other sources).

The Water Management Element, the draft Water Management Plan, and the environmental impact report on those documents include more information on water conservation, existing and potential supplies, the means of financing water projects, and how water supplies affect residential development.

28 Revise the discussion of vacant land to read:

Table 11 summarizes an inventory of vacant, residentially zoned land within the city. The complete inventory, which will be updated from time to time, is included as Appendix A. The inventory includes two classes of land: (1) that which can be developed before 1990, because it has or is expected to have adequate access and utility distribution lines, and (2) land which due to inadequate access or utilities probably could not be developed until after 1990.

Generally, single family houses are built in the R-1 zone, while multifamily dwellings (apartments and condominiums) are built in the R-2, R-3, and R-4 zones. Land which could be developed before 1990, if community-wide resources such as water supply are adequate, could accommodate about 770 single-family houses and about 530 multifamily dwellings.

City actions to obtain smaller supplies soon include: drilling a well in the city golf course to provide irrigation and data to evaluate groundwater potential for domestic use and proposing an agreement among users of Whale Rock Reservoir that would increase the combined yield to the city from this and another reservoir. City actions to obtain larger sources over the long term include studying the water-rights issues and earthquake safety of enlarging Salinas Reservoir, indicating a tentative request for water from the State Water Project, and asking for an environmental impact report on extending the Coastal Branch of the State Water Project through San Luis Obispo County.

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Page Change

The inventory list shows the affordability category of housing which each site could accommodate, based on allowed density and physical conditions. Vacant land which could be developed before 1990 could accommodate at least 700 dwellings for above-moderate-income residents, about 700 dwellings for moderate-income residents, and up to 350 dwellings for very-low and other-lower income residents. (The total of these numbers is larger than the total of the vacant land capacity by zone because some sites could accommodate housing in more than one affordability category). The inventory classified sites as suitable for assisted rental housing (very-low and other-lower income), but did not distinguish between the two low-income categories. Comparing the inventory results with the construction needs of Table 5, the city has enough land for moderate- and above-moderate-income housing, but not enough for low-income housing. To meet the construction needs estimated by the state, the city would need land for an additional 713 assisted rental dwellings, while it has enough for only 350. At an average density of 18 dwellings per acre, an additional 20 acres would be required.

- 28 Revise the discussion of redevelopment and intensification, paragraph 2, to read:

In 1984, the city conducted a block-by-block evaluation of the number of dwellings which could be accommodated by redevelopment and intensification. It found that developed areas could accommodate about 550 additional dwellings. During 1985 and 1986, 209 dwellings (net) were added by redevelopment or intensification projects, leaving an estimated capacity of about 340 dwellings. This estimate does not reflect the difference between the number of existing dwellings and the maximum number which could be built if all developed areas were cleared and rebuilt. Instead, it is based on the number and types of projects which recently have been built in developed areas. In most cases, about one-quarter of the parcels in a developed block in the multifamily zones could accommodate some additional development within the time frame of this element. The estimate does not include dwellings which could be built under the city's "second unit regulations", which allow, with special approval, small attached dwellings in areas where normally only single-family houses are allowed.

- 29 Revise the last paragraph of the discussion of sites for manufactured housing to read:

The city has few areas suitable for new, large mobile-home parks or expansion of existing parks. Sites zoned for new, large mobile-home parks or mobile-home park expansion are limited to the Edna-Islay area. Since the city has not required that such housing be built in the Edna-Islay area, new mobile-home parks probably will not be built during 1987 to 1990. They are not likely to be developed unless the city obtains a supplemental source of water which would allow annexations.

29 Rename and revise the section on sites for subsidized rental housing to read:

Sites for Low- and Moderate-Income Housing

The city has enough land for moderate-income housing (Table 5 and Table 11). However, the city has suitable vacant land for only about one-half of the low-income housing needed according to the state (about 350 dwellings capacity vs. 713 dwellings needed). In addition to the vacant land capacity, some low-income housing may be made available through density bonuses in large projects that are mostly market-rate (moderate income and above) housing. Also, some of the 340 dwellings which could be accommodated by "redevelopment and intensification" projects could be for low-income residents.

Housing affordable to genuine low-wealth households generally must be medium-sized projects at relatively high densities, with deep public subsidies. The land which is suitable for moderate-income or more expensive housing cannot realistically be made available for such subsidized rental housing simply by rezoning to higher densities. To make available sufficient land to meet the state's projections for low- and very-low-income housing, the city will have to annex land.

Making available sufficient sites alone cannot assure the such housing will be built.

The city expects that between 1984 and 1990, much housing priced at moderate-income levels or above will be occupied by households having low incomes according to census statistics. Some will in fact overpay for housing according to state criteria, while others, including some college students, will pay for housing from sources other than their own current income. Due to this condition, the proportions of various income groups and housing costs in the city will probably not change significantly between the 1980 census and the 1990 census.

Page Change

30 Revise Table 10 (now 11):

VACANT RESIDENTIAL LAND

January 1987					
Zone	Density Range (a) (dwellings/acre)	Area (acres)	Dwelling Capacity (b)		Total
			1987-1990	After 1990	
R-1	1 - 7	346	768	434	1202
R-2	8 - 24	59	329	185	514
R-3	12 - 36	0	0	0	0
R-4	16 - 48	7.7	183	0	183
Total		413	1280	619	1899

- Notes: (a) The wide range is due to reduction of density with slope and, in zones other than R-1, the Zoning Regulation's density values given to dwellings with various bedroom counts.
- (b) Capacity in 1987 - 1990 indicates that the land has or is expected to have adequate access and utility distribution lines during that time.

Source: City of San Luis Obispo Community Development Department

- 31 - 32 Add subheadings to the discussion of special accommodations: handicapped/convalescent accommodations; half-way houses; emergency shelter; homeless shelter; farmworker housing; large-family housing.
- 32 Add to the emergency shelter discussion: "The Salvation Army provides vouchers for short-term shelter for those who cannot afford market-rate accommodations."
- 34 - 35 Revise the discussion of residential growth management to read:
- In November 1982, the city adopted regulations with a schedule of maximum residential construction rates through 1999. The regulations were intended to provide a steady, gradually declining rate of population growth (consistent with Land Use Element policies), while causing minimum delay for small projects and for modest housing close to employment centers and Cal Poly.

Page

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While the regulations have been in effect, the city has issued building permits for about 2,100 dwellings and city population has grown slightly faster than two percent per year. The regulations would allow development of at least 2,100 dwellings between 1984 and 1990, while the state housing needs plan calls for 1,630.

To accommodate a 1983 - 1987 building surge following the 1980 - 1982 recession, the city modified and temporarily suspended the regulations. The city also granted exceptions for several major projects. Before June 1986, few projects were delayed more than one month beyond the date building permits were ready to be issued.

Large projects at the edges of the city are most affected by the regulations. However, in 1986 the city amended the regulations to exempt projects within specific plan areas which have their own growth management provisions, such as the Edna-Islay area. Also, the regulations have been amended so developers will know sooner how their projects rank in relation to others.

By adding to uncertainty of financing and other development costs, the regulations reduce the feasibility of some housing projects. By preventing some large tracts from being built continuously, they add to building costs. Also, they may encourage subdividers to sell lots for individual development rather than to build-out tracts.

In 1987, the city is adopting regulations intended to keep water use from exceeding supplies by an unacceptable margin. The new regulations would apply to all types of construction. The lower construction levels expected under the new regulations will probably prevent the housing stock from expanding between 1990 and 1992 at the rate called for by the state in its housing needs plan, unless new water supplies are obtained.

38 Add an item 17: "Edna-Islay plan: The city deleted a prohibition on mobile homes from the Edna-Islay specific plan."

42 Amend program 3 to read:

Identify sites in expansion areas' specific plans for mobile-home parks or manufactured housing developments.

Responsible agencies: Community Development Department; Planning Commission;
City Council.

Objectives: Identify potential sites for at least 160 mobile or manufactured dwellings.

Funding: Not applicable.

Time Frame: Continuing.

Page Change

45 Revise program 12 to read:

The city will adopt specific plans for the major expansion areas. The specific plans will designate sufficient areas at appropriate densities to accommodate the types of dwellings which would be affordable to low- and moderate-income households, in the proportions called for by the state housing needs plan. Also, the specific plans will include programs to assure that certain minimum numbers of dwellings affordable to low- and moderate-income residents will actually be made available, as provided in policy 1.F. As the capacities of city services become sufficient to support development of one or more of the major residential expansion areas named in the Land Use Element, the expansion area proposing the highest proportion of dwellings affordable to low-income households will be considered first for development.

Responsible agencies: City Community Development Department; City Housing Authority, Planning Commission, City Council.

Objectives: Link expansion of the city to increased housing opportunities for low- and moderate-income households. The following table shows the approximate total number of dwellings which each expansion area should accommodate and the number of dwellings for which appropriate sites are to be designated.

<u>Expansion Area:</u>	<u>Irish Hills</u>	<u>Dalidio</u>	<u>Margarita</u>	<u>Orcutt</u>	<u>Total</u>
<u>Total dwellings:</u>	600	1,100	500	1,000	3,200

Sites to be available for at least
this many dwellings affordable to:

Very-low income (30%)	180	330	150	300	960
Other low income (15%)	90	165	75	150	480
Moderate income (20%)	120	220	100	200	640

Funding: Specific plan preparation/processing fees; city general fund.

Time frame: Continuing.

Page Change

48 Add a program to read:

26. The city will investigate requiring a permit to convert mobile home parks to other uses.

Responsible agencies: Community Development Department; Human Relations Commission; Planning Commission; City Council.

Objectives: Determine the extent of resident's desires to prevent use conversions; discover ways the city could prevent such conversions, minimize displacement or occupants' hardship, or require contribution to replacement housing.

Funding: City general fund.

Time frame: Report to City Council by July 1988.

A1 Revise the explanation for Appendix A to read:

Following is a list of residentially zoned land which was vacant in January 1987. A parcel was considered vacant if it was undeveloped and no building permit had been issued for it during 1984 through 1986. The list includes the street address and/or a general description of the property location, the assessor's parcel number (APN) and:

The size of the parcel in acres. A "G" denotes gross acreage, which includes land that may be dedicated for streets or otherwise could not be counted toward development potential. An "N" denotes net area which would be available for development.

The number of dwellings which could be accommodated during the planning period of the Housing Element (1987 to 1990). These parcels have adequate access and utility distribution lines.

The number of dwellings which may be accommodated after 1990. These parcels do not have adequate access or utilities and they are not expected to be provided within the immediate future.

In zones other than R-1, the development estimates take into account the tendency of units in large projects to be mostly two-bedroom dwellings and units in small projects to be about equally divided among two-bedroom, one-bedroom, and studio dwellings. (City zoning allows about 1.5 times as many one-bedroom dwellings as two-bedroom dwellings and twice as many studios as two-bedroom dwellings on a given area in the R-2, R-3, and R-4 zones.) Also, reduction of density with increasing slope has been taken into account. Where a project or subdivision has been approved by the city, the estimate of dwellings has been taken from the approved project. The estimates of dwelling capacity do not indicate minimum or maximum development entitlements under city regulations.

Page Change

The CODE column includes abbreviations for affordability classes, with the following meanings:

AM - "Above moderate" - the site is likely to be developed with housing affordable only to those earning 120% or more of the county median family income.

M - "Moderate" - the site is likely to be developed with housing affordable to those earning between 80% and 120% of the county median income.

AR - "Assisted rental" - the site could be developed with assisted rental housing that would be affordable to residents in one of these income groups: moderate (less than 120% of the county median family income), "other lower" (less than 80%), or "very low" (less than 50%).

These categories reflect the parcels' feasibility to accommodate general types of development based on zoning, location, size, and topography, not city intent that a specific parcel be developed with a specific type of housing. In many cases, sites that could be developed with housing affordable to a lower income group could and may more likely be developed with housing affordable only to higher income groups.

Assessor's parcel numbers may change from year to year.

A2 - A6 Replace the vacant land list with the following updated list.

Assessor's No.	Street Address	Area	(Ac)	Code	Dwelling Capacity		Comments
					1985-90	1990+	
52-520/521	Ferrini Annexation	43.00	G	AM	72		Tract 1182
	Foothill-LaMancha	20.00	G	AM	47		Tract 1313
52-082-33	131 Hathway	0.35	N	AM	1		
52-224-21	1695 McCollum	0.64	N	AM	3		
52-125-07	2008 McCollum	0.18	N	AM	1		
52-271-07(part)	End of Loomis	2.40	G	AM		7	
52-135-20	173 Buena Vista	0.20	N	AM	1		
52-134-35	Buena Vista at San Miguel	0.25	N	AM	1		
52-134-12	339 Santa Maria	0.26	N	AM	1		
52-134-40	2246 Santa Ynez	0.11	N	AM	1		
52-136-01	Buena Vista at Santa Maria	0.17	N	AM	1		
52-136-19	Santa Ynez	0.51	N	AM	2		
52-136-20	56 Buena Vista	0.39	N	AM	1		
52-136-08	2318 Loomis	0.39	N	AM		1	
52-136-23	48 Buena Vista	0.60	N	AM		1	
52-136-18	2380 Loomis	0.14	N	AM		1	
52-136-25	2372 Loomis	0.14	N	AM		1	
52-136-24	2362 Loomis	0.07	N	AM	0		
52-136-14	2354 Loomis	0.21	N	AM		1	
52-136-27	2336 Loomis	0.42		AM		1	
52-232-07	1836 Loomis	0.10		AM	1		
52-271-08(part)	End of Buena Vista	1.00	N	AM		2	
52-271-08(part)	Slack at Hays	1.00	N	AM		3	
52-534-01	136 Tassajara	0.32	N	AM	1		
52-341-04	End of South Tassajara	0.36	N	AM	1		
52-163-06	617 Luneta	0.19	N	AM	1		
52-163-07	633 Luneta	0.22	N	AM	1		
52-163-08	87 Palomar	0.37	N	AM	1		
52-163-21	Serrano	0.22	N	AM	1		
52-163-25	541 Luneta	0.23	N	AM	1		
52-163-05	603 Luneta	0.63	N	AM	3		
52-163-09	84 Palomar	0.14	N	AM	1		
52-591-04	98 Palomar	0.17	N	AM	1		
52-174-35	814 Rougeot	1.20	N	AM	8		
52-341-02	End of Luneta	3.00	G	AM	4		
52-561-14	628 Oakridge	2.20	N	AM	2		
52-465-09	276 Westmont	0.22	N	AM	1		
52-421-17(part)	Westmont Gap	4.50	G	AM	11		
52-163-04(part)	585 Luneta	0.46	N	AM	2		
52-433-13(part)	140 Highland	0.34	N	AM	1		
52-011-04(part)	160 Cerro Romauldo	0.38	N	AM	2		
52-011-33(part)	End of Cerro Romauldo	1.70	G	AM	6		
52-114-03(part)	285 Grand	0.38	N	AM	2		
01-066-19	620 Park Street	0.39	N	AM	2		
01-081-8,10	End of San Luis Drive	7.40	G	AM	17		Tract 1259
01-251-24,25	2046 San Luis Drive	0.50	N	AM	3		
01-132-03	1565 Phillips	0.17	N	AM	1		
01-253-19	1947 Corralitos	0.13		AM	1		
01-012-34(part)	161 Broad	7.00	G	AM		10	
01-012-29	Serrano (South Side)	0.18	N	AM	1		
01-012-36		0.25	N	AM	1		
01-012-26(part)		1.45	N	AM	3		

05-Mar-87

R-1 VACANT LAND SURVEY

Assessor's No.	Street Address	Area	(Ac)	Code	Dwelling Capacity		Comments
					1985-90	1990+	
01-015-17	Benton Way	0.14	N	AM	1		
01-012-46	608 Mission	0.25	N	AM	1		
01-091-26	219 Mission	0.28	N	AM	1		
01-091-05	235 Mission	0.38	N	AM	1		
01-091-16(part)	North end of Hill Street	1.60	G	AM		3	
01-021-12	878 Murray	0.14	N	AM	1		
01-171-02,03	Hill Street (West)	2.00	G	AM		3	
01-171-05		2.00	G	AM		3	
01-181-32thru36	Hill at Lincoln	1.00	N	AM	5		Tract 996
01-081-14	Andrews Street	5.00	G	AM	9		Tract 940
02-352-14	1550 Lizzie	1.30	G	AM		4	
02-352-18	Wilding/Woodland	10.00	G	AM		35	
02-272-10-23	Hill Street South	6.00	G	AM	6		Tract 939
03-601-02(part)	General Hospital	4.00	G	AM		8	
03-601-03(part)	2170 Johnson	4.50	G	AM	20		
03-591-03(part)	1801 Woodland	2.30	G	AM		8	
03-701-11,12,15	North of Viewmont	1.00	N	AM		3	
03-702-71,72,73(part)	Johnson-Flora	2.00	G	AM	11		Tract 1272
03-702-56(part)	1616 Sydney	0.76	N	AM	3		
03-771-10(part)	2565 Flora	1.90	G	AM	7		
03-771-10,14,15	Johnson-Flora	7.30	G	AM	19		Tract 1304
03-771-07,11,12(parts)				AM			
03-761-30(part)	End of Sydney	4.80	G	AM		15	
03	Terrace Hill	30.00	G	AM	56		Tracts 926,1034,1064
04-29-	Laguna Lakeshore	3.00	N	AM	11		Tract 683
04-371-04		0.16	N	AM	1		
04-371-17,19		0.28	N	AM	2		
04-342-04		0.22	N	AM	1		
04-342-07		0.20	N	AM	1		
04-341-32		0.16	N	AM	1		
04-972-56(part)	2907 Johnson	0.17	N	AM	1		
04-972-57(part)	2915 Johnson	0.27	N	AM	1		
04-972-28	3045 Johnson	0.27	N	AM	1		
04-972-52	3001 Johnson	0.48	N	AM	2		
04-971-44	La Cita Court	0.90	N	AM	6		
04-971-46				AM			
04-971-47				AM			
04-971-48				AM			
04-971-49				AM			
04-971-50				AM			
04-971-52				AM			
04-971-53				AM			
04-971-54				AM			
04-971-11(part)	2976 Johnson	1.00	G	AM	3		
04-523-17(part)	3100 Johnson	1.30	G	AM	9		Tract 1310
04-992-12	3230 Flora	0.36	N	AM	2		
04-992-16	El Caserio	1.00	N	AM	6		
04-992-19				AM			
04-992-20				AM			
04-992-21				AM			
04-992-24				AM			
04-992-29				AM			
04-992-35				AM			

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R-1 VACANT LAND SURVEY

Assessor's No.	Street Address	Area	(Ac)	Code	Dwelling Capacity		Comments
					1985-90	1990+	
04-992-36				AM			
04-993-01	Flora at Southwood	1.40	G	AM	4		
04-993-02(part)				AM			
04-993-21	3200 Block, Johnson	0.75	N	AM	5		
04-993-22				AM			
04-993-25				AM			
04-993-27				AM			
04-993-28				AM			
04-752-08	Colina Court	0.30	N	AM	2		Tract 773
04-752-11				AM			
04-752-12				AM			
04-753-01	Barranca Court	1.00	N	AM	5		Tract 772
04-753-02				AM			
04-753-03				AM			
04-753-05				AM			
04-753-10				AM			
04-753-11				AM			
04-753-13				AM			
04-753-14				AM			
04-753-15				AM			
04-753-18				AM			
04-753-19				AM			
04-753-21	Southwood and Sequoia	0.70	N	AM	4		Tract 772
04-753-22				AM			
04-753-23				AM			
04-753-24				AM			
04-751-10	Above Carla Court	5.00	G	AM		2	
04-302-03	1716 Southwood	0.29	N	AM	1		
04-764-19	3250 Florence	0.21	N	AM	1		
04-764-08	2362 Florence	0.14	N	AM	1		
04-764-09	2384 Florence	0.14	N	AM	1		
04-764-10	2390 Florence	0.14	N	AM	1		
04-764-15	2355 Leona	0.14	N	AM	1		
04-764-16	2355 Leona	0.14	N	AM	1		
04-852-14	2435 Leona	0.17	N	AM	1		
04-782-41	2695 Johnson	0.68	N	AM	1		
04-782-62	2674 Augusta	0.17	N	AM	1		
04-851-07	1011 San Carlos	0.15	N	AM		1	
04-851-08	1023 San Carlos	0.31	N	AM		1	
04-851-10	1035 San Carlos	0.17	N	AM	1		
04-851-11	1045 San Carlos	0.16	N	AM	1		
04-302-01	3380 Sequoia	0.29	N	AM	1		
04-392-13	1672 El Cerrito	0.25	N	AM	1		
04-392-24	2744 El Cerrito	0.27	N	AM	1		
04-392-25	1636 Encino	0.27	N	AM	1		
04-832-03(part)	Meadow at Funston	0.80	N	AM	5		
04-833-02	Meadow - Funston	0.58	N	AM	3		
04-833-03				AM			
04-833-04				AM			
04-931-04	Meadow - Mitchell	0.46		AM	2		
04-931-35(part)				AM			
04-931-36	End of Lawrence	3.00	G	AM	3		
04-942-31	South of Lawrence	7.44	G	AM	40		Tract 1150, PD 1126
04-822,823,25	South Street Specific Plan	1.20	N	AM	8		
04-911-04(part)	647 Woodbridge	0.34	G	AM	1		

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R-1 VACANT LAND SURVEY

Assessor's No.	Street Address	Area	(Ac)	Code	Dwelling Capacity		Comments
					1985-90	1990+	
04-911-03(part)	637 Woodbridge	0.34	G	AM	1		
53-241-	Prefumo Canyon	5.60	N	AM	24		Tract 858
53-245-	Los Osos Valley Road West	1.40	N	AM	8		Tract 444
53-246-		3.00	N	AM	19		Tract 603
53-246-40		0.40	N	AM	2		Tract 603
53-281-31		3.90	G	AM	20		Tract 608
53-281-02		3.50	N	AM	21		Tract 608
53-281-03				AM			
53-113-05	1721 Quail	0.15	N	AM	1		
53-113-08	1781 Quail	0.15	N	AM	1		
53-113-10	1823 Quail	0.15	N	AM	1		
53-112-23(part)	West of Royal Way	8.00	G	AM	10		
53-27-	Los Verdes Estates	1.40	N	AM	10		Tract 592
52-08-	Edna-Islay Phases 1-4	21.00	N	M/AM	151		
52-09-	Edna-Islay Phases 5-9	64.00	N	M/AM		327	
		345.7			768	434	

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R-2 VACANT LAND SURVEY

Assessor's No.	Street Address	Area	(Ac)	Code	Dwelling Capacity		Comments
					1985-90	1990+	
52-203-12	1223 Stafford	0.10	N	M	1		
52-212-07	1365 Taft	0.26	N	M	4		
52-033-36	591 Highland	0.28	N	M	5		
01-133-14	Phillips at California	0.34	N	M	6		
02-343-21	1314 Pismo	0.27	N	M	2		
03-565-02	Johnson at San Luis Drive	0.72	N	M	1		School District
03-566-23	Johnson at Lizzie	0.52	N	M	6		
03-566-24				M			
03-566-25				M			
03-566-26				M			
03-568-01(part)	Breck and Fairview	5.00	G	M			50
03-571-13	Ruth and Iris	0.41	N	M	6		
03-571-14(part)		0.60	N	AR/M	10		
03-578-26	1250 Iris	0.90	N	AR/M	12		
03-584-28	2030 Johnson	0.16	N	M	1		
03-756-01	2125 Rachel	0.25	N	M			2
03-757-02	Rachel at Haskin	2.00	G	M			22
03-652-10	2047 Swazey	0.14	N	M	2		
03-664-22	1101 Ella	0.37	N	M	5		
03-664-223	1111 Ella	0.23	N	M	2		
03-664-21	1131 Ella	0.23	N	M	2		
03-664-17	1141 Ella	0.23	N	M	2		
03-661-14	Rachel	0.23	N	M	2		
03-661-19	Rachel	0.23	N	M	2		
03-758-01	Fletcher and Bushnell	1.90	G	M			22
03-721-19	Beebe by South	0.43	N	M	6		
03-724-13	South by Beebe	0.10	N	M	1		

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R-2 VACANT LAND SURVEY

Assessor's No.	Street Address	Area	(Ac)	Code	Dwelling Capacity		Comments
					1985-90	1990+	
03-739-27	322 South	0.10	N	M	1		
03-737-14	494 Sandercock	0.16	N	M	2		
03-749-30	524 South	0.10	N	M	1		
04-601-18	3361 Broad	0.37	N	M	6		
04-601-24	3379 Broad	0.25	N	M	3		
04-601-17	3279 Broad	0.31	N	M	4		
04-583-29	3066 Rockview	0.69	N	M	8		
04-581-15	Rockview - Perkins	1.35	N	AR/M	16		
04-581-17							
04-581-18(part)	Rockview at Sweeney	0.56	G	M	6		
04-582-01	598 Perkins	0.15	G	M	2		
04-591-09	3261 Rockview	0.79	N	M	9		
53-071-13(part)	3450 Bullock	1.00	N	M	12		
	Edna-Islay						
	Phases 1-4	19.00	G	AR/M	181		
	Phases 5-9	18.10	G	AR/M		185	

						185	

					58.83	329	

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R-4 VACANT LAND SURVEY

Assessor's No.	Street Address	Area	(Ac)	Code	Dwelling Capacity		Comments
					1985-90	1990+	
52-162-02	651 Foothill	5.72	N	AR/M	136		ARC 85-127
52-252-26	1050 Foothill	1.10	N	M	27		
03-537-24	Pismo at Chorro	0.38	N	M	9		
03-537-25				M			
03-513-19	Pacific at Carmel	0.48	N	M	11		
04-820-58							

					7.68	183	0

<u>Page</u>	<u>Change</u>
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B1 - B3	Delete Appendix B, the estimate of redevelopment and intensification capacity.
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C1	Revise the explanation for Appendix C (now B) to read:
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In 1984, the State of California Department of Housing and Community Development prepared the following "housing needs plan" for San Luis Obispo County and the cities within the county. The table below is an excerpt from a November 1985 letter from the Department of Housing and Community Development to the city. It is the state staff interpretation of how the housing needs plan is to be translated into new construction requirements.

TABLE 7

Housing Construction: 1977 Through 1986

Year	Total Dwellings Authorized by Building Permits	Dwellings or Mobile Home Park Spaces Completed				Losses; Conversions Demolitions	Annual Net Increase
		Single-Family	Multifamily	Mobiles	Total		
1977	502	149	123	0	272	17	255
1978	226	72	223	0	295	12	283
1979	366	162	191	88	441	26	415
1980	162	102	76	0	178	38	140
1981	127	106	164	0	270	19	251
1982	77	50	34	1	85	10	75
1983	548	97	39	0	136	15	121
1984	585	120	205	0	325	11	314
1985	468	168	632	0	800	23	777
1986	535*	191	148	0	339	19	320
Annual Average							
1977 - 1986	360	122	183	10	314	19	295

*Includes 100 living units in a group-quarters project.

Group-quarters capacity is not usually included in dwelling-unit counts.

Source: City of San Luis Obispo Community Development Department

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